



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: January 8, 2004 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Jonathan B. Wright, Vice-Chairman  
Jill R. Myers, Clerk  
Kevin F. Capalbo  
Stephan M. Rodolakis

**Absent:** Melvin P. Gordon, Chairman

**Also Present:** John D. Perreault, Town Engineer  
Eric Denoncourt, Engineer/Planner

Mr. Wright opened the meeting at 7:00 P.M.

**1. Approved Minutes of December 4, 2003**

The Planning Board approved the Minutes of December 4, 2003 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

**7:05 P.M. Wetherburn Heights, Definitive Subdivision Plan  
Continued Public Hearing (from January 9, 2003)  
(Decision Deadline: February 15, 2004)**

Attending the hearing were Tony Abu – the developer from Abu Construction, and Eric Gilmore – the engineer from Abu Construction.

Mr. Abu reviewed the sewer agreement with Boston Hill Group and Minna Terrace. He explained that both of his and Mr. Ali's part in sewer are contingent on Mr. Abu, of Wetherburn, purchasing the property and Mr. Ali, of Minna Terrace, doing an agreement with Southwoods. He said, also the sewer and water is contingent on Mr. Sanderson, of the Boston Hill Group, doing his part.

Dean Clark, 390 Walnut Street, reviewed a few items of the agreement between Wetherburn Heights, Minna Terrace, and the Boston Hill Group.

Mr. Wright officially closed the hearing.

**7:10 P.M. Minna Terrace – Senior Housing, Site Plan Approval/Special Permit Continued Public Hearing (from October 3, 2002)**  
**(Site Plan Approval Deadline: 65 days from close of hearing)**  
**(Special Permit Deadline: 90 days from close of hearing)**

Mr. Wright continued the hearing to February 5, 2004, at 7:05 P.M.

**7:15 P.M. Common Driveway for 85 & 87 Spring Street, Special Permit Continued Public Hearing (from September 4, 2003)**  
**(Decision Deadline: 90 days from close of hearing)**

Mr. Wright continued the hearing to February 5, 2004, at 7:10 P.M., as there were not enough members present at this meeting.

**7:20 P.M. Office Building, 181 West Main Street, Site Plan Approval Public Hearing**  
**(Decision Deadline: 65 days from close of hearing)**

Mr. Wright read a letter from John Reil, the engineer from J.R. Associates, asking for a continuance, as they are still gathering more information, and there is not a full quorum for this hearing. Mr. Wright continued the hearing to February 5, 2004, at 7:15 P.M.

**7:35 P.M. Highland Hill, Preliminary Subdivision Plan Informal Public Hearing**  
**(Decision Deadline: February 14, 2004)**

Mr. Capalbo abstained from the hearing, due to possible conflict of interest. Ms. Myers read two separate disclosures, signed by the Town Manager, stating that he didn't believe there was conflict of interest for Board member, Jonathan Wright, and Town Engineer, Jack Perreault.

Attending the hearing were Attorney Robert Cole and Attorney Joseph Cariglia, and the engineer, George Connors, from Connorstone Engineering.

Attorney Cole said they are not seeking any waivers, except for the one requested by the Engineering Department for less than **30 feet of pavement**. He said they intend to preserve what's out there, with respect to the land. He said they have addressed Engineering's comments, and revised plans have been submitted to Engineering. He reviewed some of the revisions.

Attorney Cole listed the following things that have been done or are in process:

- 1) Flagging done – and there are no wetlands on the Dufresne property;
- 2) Soils test done;
- 3) MEPA waiver submitted for sewer extension permit;
- 4) Will be going before the Shrewsbury Sewer Commission.

Attorney Cole said most of what they need to do is for definitive:

- 1) Infield Instrument Survey;
- 2) Walk the centerline of road for Mr. Stone's (Conservation Commission Agent) review;
- 3) Perimeter and Design issues – no wetlands, but there is some bordering vegetated wetlands on the back lot of four or five lots;
- 4) The traffic count will be done during school time.

Mr. Connors said they are planning to use 25 acres. He said there is generally a 4-1/2% slope across the site. He said they are proposing 37 new lots, plus the one existing lot.

Mr. Connors said the waterline will loop water from North Street to High Street. He said the gravity sewer to Spring Street School was discussed with Mr. Perreault.

Mr. Connors said there will be 3300 feet of road total, and the road will basically be at existing grade. He said the site distances have been checked.

Mr. Wright read letters into the record from the Police Chief, Board of Health, and the Highway Superintendent.

Ms. Myers asked if they looked at a cluster development for open space. Attorney Cole said they did look at it, and didn't think it fit for what they wanted to accomplish. Mr. Rodolakis suggested that they bring to the next meeting a conceptual plan of a cluster development.

Mr. Rodolakis expressed the following concerns:

- 1) The site distance at Highland to High Streets;
- 2) Possible problem at intersection of North Street, High Street, Cross Street – could they look at some kind of improvement, as this will be a busy intersection especially during rush hour;
- 3) Do a downstream analysis;
- 4) Look to see how Grand View fits with Highland Hill.

Attorney Cole said he has started clearing some and it can be seen soon where the site would be. Attorney Cole said Grand View was further down, but they will look at it again.

Mr. Wright asked about a possible path to Spring Street School. Attorney Cole said this would not be on the Durfresne property, but they can look at it.

Mr. Wright said they should continue to review revised plans. Attorney Cole said he want to continue for Mr. Gordon's input.

Mary Wilson, 76 North Street, listed the following concerns:

- 1) Quality of life and the abutters' privacy;
- 2) Increased traffic on these roads (North, Cross, and High);
- 3) Widen street and put sidewalks – therefore taking their property to do this
- 4) Water supply;
- 5) Schools;
- 6) Endangered species;
- 7) Could land be developed a lot more respectful – feels proposal is extremely dense.

Sal Santoro, 77 North Street, expressed increased traffic concerns.

Shelle Wheeler, 74 North Street, expressed concern for the increased traffic and the safety of the children who walk to Spring Street School.

Bernard Seastrom, 50 North Street, expressed the following concerns:

- 1) The increased traffic entering off North Street and the fumes from the cars;
- 2) Concern cul-de-sac will be extended – said this should be considered now during the planning phases;
- 3) Concern that this development changes the character of the area;
- 4) Concern of what is happening with Dufresne property;

Jim Ellis, 67 North Street, expressed concern about the increased traffic going on Cross Street.

Beth Vinton, 129 High Street, expressed the following concerns:

- 1) Increased traffic and children walking to school;
- 2) Doesn't feel adding sidewalks will be a positive fix to the area.

Henry Wood, 16 Cross Street, expressed his concerns for the increased traffic.

June B., on Kalamat Farms Circle, expressed the following concerns:

- 1) Concern with large homes on small lots;
- 2) Traffic concern and children walking to school;
- 3) The increase of students in the school.

Jeff Baxter, 42 North Street, expressed the following concerns:

- 1) Traffic on Prospect and North Streets;
- 2) Concern that size of homes will change value with existing home in a negative way.

Phil Wheeler, 74 North Street, expressed the following thoughts and concerns:

- 1) Suggested having Highland come out across from Highridge, thought it made sense from traffic engineering standpoint.
- 2) Concern of sewer being run to Spring Street, and asked if they would need permission from the Town/would it require Town Meeting. Mr. Perreault said his plan shows some easements and that he would have to go to Town Meeting.

Peter Whelan, 1 Highridge Road, expressed concern of another new road and commented about High Street being widened; thought it was in town plan a few years back.

Norma Bowen, 25 Cross Street, expressed concerns about the traffic.

Mr. Rodolakis suggested they look at the level of service for Prospect, North, and Cross Streets.

Mr. Perreault also explained the process between the Planning Board and Conservation Commission, as there was concern about the Board giving approval without input from the Conservation Commission.

A resident on Kalamat Farms Circle expressed concern of another detention pond near their property and possibly adding to the mosquito problem and the current problem from Park Grove. She said they have to get spray done. Mr. Connors explained the system.

The Empies, of 107 High Street, expressed the following concerns:

- 1) There is a running spring;
- 2) If High Street was widened; they would be on the street;
- 3) Water problems out there now every year;
- 4) Concern of pollution of well water with salt, fertilizer, etc.

Mr. Connors explained the drainage in that area. Mr. Rodolakis told her that these issues will be looked at closer in the definitive stage.

Mr. Perreault explained the traffic study process.

Residents expressed continued concerns that there will be increased traffic problems, and that the Board is not taking this under consideration.

Khristina Palombo, 15 Kalamat Farms Circle, commented that with the new school, the school committee asked Police Chief and Fire Chief to look at a traffic study, and asked if they would be asked to do a traffic study for this project. Mr. Wright said no, but they would review the subdivision plan.

Helena Ellis, 67 North Street, expressed concern of construction trucks using the road.

Christopher Kirk, 40 Westwood Road, asked the following:

- 1) Do they have to post a bond?
- 2) He asked about pre- and post- run-off?
- 3) Did and do they have to apply for sewer extension?
- 4) He asked about sewer extension permit process and asked when the last one was granted.

Mark O'Neill, 18 Kalamat Farms Circle, expressed the following concerns:

- 1) Concern of the water table increase and increase of wetland run-off;
- 2) Increased traffic;
- 3) The increase of children attending Spring Street School.

Mr. Wright continued the hearing to February 5, 2004, at 7:20 P.M.

**4. New Business**

**a. Bond Reduction for Winchester Estates**

Mr. Perreault said he was satisfied with the progress out there, and noted a letter from residents regarding maintaining entrance to subdivision. The Board voted to approve the bond reduction, and to act on the letter at a later date.

**b. Bond Reduction for Ternberry**

The Board noted that all phases were requested for reductions, and agreed to hold this to next month, after Mr. Perreault said there is still a drainage problem at playfield.

**c. Trillium Woods, Correction of Covenant Release**

Mr. Rodolakis abstained from the discussion and vote, due to possible conflict of interest. The Board voted to approve the Covenant Release.

**d. Silver Gate, vote bond amount and Covenant Release**

Mr. Rodolakis abstained from the discussion and vote, due to possible conflict of interest. The Board to approve the bond amount and to sign the Covenant Release, with the Release being held in Engineering until a Bond is submitted, reviewed, and is accepted.

**5. Old Business**

**a. Discussed/Signed Decision for 85 & 87 Spring Street, Common Driveway**

The Board agreed to hold the Decision until February 5, 2004 meeting.

**b. Boston Hill Temporary Access Entrance**

Attending the discussion were Charles Sanderson – Boston Hill; Doug Vigneau – BSC Group; Attorney Donna Truex – Bowditch and Dewey.

Mr. Vigneau said they are completing the impact report, and the 100% design plans will be submitted to Mass. Highway after they have submitted to MEPA. He said he wasn't sure what the turn-around time would be after Mass. Highway get the 100% submittal, but they didn't see any problems.

The Board noted that the original date was June 30, 2003 in the approval to modify, and then at the June 12, 2003 meeting, the Board was given a date of having the signal in by November, 200, and the Board currently has a date of June, 2004 for the traffic signals and hopes this date still holds.

Mr. Vigneau said Bell Traffic Signal Company will not start to make the signal until Mass. Highway approves the 100% submittal. He said he is going to send a letter again asking them to go forward. Attorney Truex said it is there hope to work with Bell and manufacturer to expedite getting the signal made.

Mr. Rodolakis asked if the legal agreements are moving forward between the Boston Hill Group and BSC Group, and asked if BSC is going to stay with the project until it is finished. Mr. Vigneau said yes. Attorney Truex said they have taken care of funds to keep BSC Group on board.

Mr. Wright commented that it looked like the signals wouldn't be in until June or July. Attorney Truex said she hopes it will before that.

Mr. Perreault expressed concern that it seems like they are hearing the same assurances they have heard before and wondered what other assurances they have that might make this different this time. Mr. Sanderson said he thinks they are moving forward and they do understand that nothing can happen on the site until the signal is in.

Mr. Perreault expressed concern about the financial backing. Attorney Truex said she understood the concern, and said she was brought on board six months ago and she has generated funds, obtained agreements, and has made arrangements with BSC Group. Mr. Perreault explained to Attorney Truex the history of the project, and how the Board had asked for a letter of update once a month and that wasn't provided, so he has concerns about the rest of the project.

Mr. Vigneau said he understands the frustration and he feels the project will move forward.

Mr. Wright reiterated the need for monthly reports and reiterated consequence to the other four agreements Boston Hill Group has with other parties.

Derek Saari, the Assistant Town Planner and Conservation Commission agent for the Town of Westborough, expressed concern for the project as well, stating that Boston Hill has some outstanding issues with the Town of Westborough as well. He said he had to shut down the project on the Westboro side for issues there that have not been addressed yet.

## **6. Correspondence**

### **a. Letter from Rizzo Associates, re: Ashford Crossing Clubhouse**

The Board voted that this was a diminimous change and is okay to move forward.

**6. Correspondence (Cont'd)**

**b. Letter from Winchester Estates, re: Entrance**

The Board agreed to look at the site and discuss at the February 5, 2004 meeting.

**c. Noted letter to Federal Estates from Mr. Denoncourt, re: bond reduction and other issues**

The Board noted Mr. Denoncourt's letter to Federal Estates.

The meeting adjourned at 10:30 P.M.

Respectfully Submitted,

---

*Annette W. Rebovich*